

Montana Code Annotated 2005

7-15-4206. Definitions. The following terms, wherever used or referred to in part 43 or this part, have the following meanings unless a different meaning is clearly indicated by the context:

(1) "Agency" or "urban renewal agency" means a public agency created by 7-15-4232.

(2) "**Blighted area**" means an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; **substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability** or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

(a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or **age obsolescence of buildings or improvements**, whether residential or nonresidential;

(b) **inadequate provision for** ventilation, light, proper sanitary facilities, or **open spaces** as determined by competent appraisers on the basis of an examination of the building standards of the municipality;

(c) **inappropriate or mixed uses of land or buildings;**

(d) **high density of population and overcrowding;**

(e) **defective or inadequate street layout;**

(f) **faulty lot layout in relation to size, adequacy, accessibility, or usefulness;**

(g) **excessive land coverage;**

(h) unsanitary or unsafe conditions;

(i) deterioration of site;

(j) **diversity of ownership;**

(k) **tax or special assessment delinquency exceeding the fair value of the land;**

(l) **defective or unusual conditions of title;**

(m) **improper subdivision or obsolete platting;**

(n) the existence of conditions that endanger life or property by fire or other causes; or

(o) **any combination of the factors listed in this subsection (2).**